

QUEENS ROAD,  
BUCKHURST HILL,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Contemporary first floor apartment | Queens Road, right in the heart of Buckhurst Hill | Generous open plan living space | Stylish integrated kitchen | Principal bedroom with en suite | Communal roof terrace | Juliette balcony | Allocated and visitor parking | Central Line, shops and Epping forest close by | EPC rating *tbc* / Council tax band F

**Guide Price**  
**£495,000**



A stunning first floor apartment which forms part of a 2015 built Higgins Development in the heart of Buckhurst Hill. Features include a spacious open plan kitchen / living space with a Juliette balcony, two double bedrooms, high spec fittings throughout, secure gated parking and a fantastic communal roof terrace.

### Location

Queens Road is the heart of Buckhurst Hill with its mix of period properties, smart apartments and boutique shops, cafes, restaurants, along with a Waitrose supermarket. The Central Line station, with its direct links to the City, West End and Canary Wharf, is a short walk away, so a perfect spot for the commuter, and being surrounded by Epping Forest there are plenty of leisure pursuits to hand along with tennis, cricket and golf clubs with a David Lloyd Centre close by.

### Interior

This first floor apartment's accommodation consists of a spacious entrance hall with built in storage cupboards. The main living space is a generous open plan lounge / kitchen with French doors opening to a Juliette balcony which looks onto Queens Road. The kitchen area is fitted with contemporary units and quartz worktops with Smeg integrated appliances and wooden flooring to finish off the look. The two bedrooms are both double rooms, each with fitted wardrobes and cafe style shutters. The principal bedroom having a luxury en suite with a contemporary white suite, and there is a similarly styled family bathroom for guests.

### Exterior

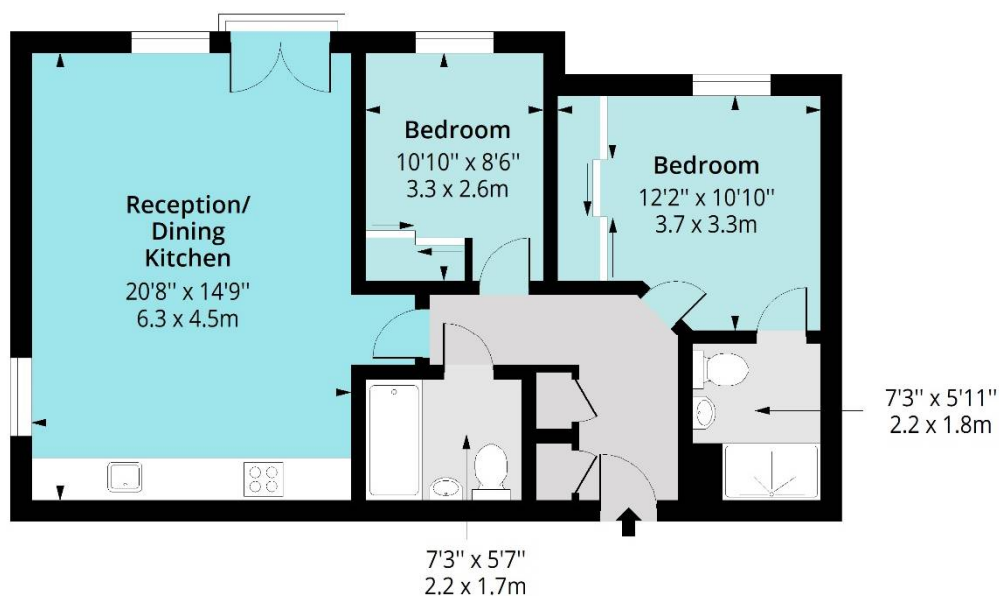
Ivydene Court offers secure gated parking to the rear of the block with an allocated space plus further visitor parking spots. There is also access to a communal roof terrace which can be used by all the residents of the block, and is a great space for entertaining family and friends.

### Agent's Note

We are informed by the vendors that the flat is being sold with a lease having approximately 113 years remaining. There is an annual ground rent payable of £300 and the service charge presently stands at £1,981 per annum, along with an additional £407 payable towards building's insurance.

## Ivydene Court IG9

Approx. Gross Internal Area 728 Sq Ft - 67.63 Sq M



### First Floor

Floor Area 728 Sq Ft - 67.63 Sq M

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 9/7/2026

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 9th July, 2026

020 8504 9344 | [info@farroneil.co.uk](mailto:info@farroneil.co.uk) | [www.farroneil.co.uk](http://www.farroneil.co.uk)